

# Akelius Residential Property AB (publ)

interim report, January to September 2021



16-18A Forest Street, Boston

# Akelius at a glance



## key metrics as at 2021-09-30

property fair value	EUR 14,247 million
residential share <sup>1)</sup>	97 percent
cities	12
number of apartments	45,118
real vacancy rate <sup>2)</sup>	0.8 percent
loan-to-value <sup>3)</sup>	37 percent
interest coverage ratio <sup>4)</sup>	2.6
walk score <sup>5)</sup>	88

\*) percentages represent share of fair value in portfolio

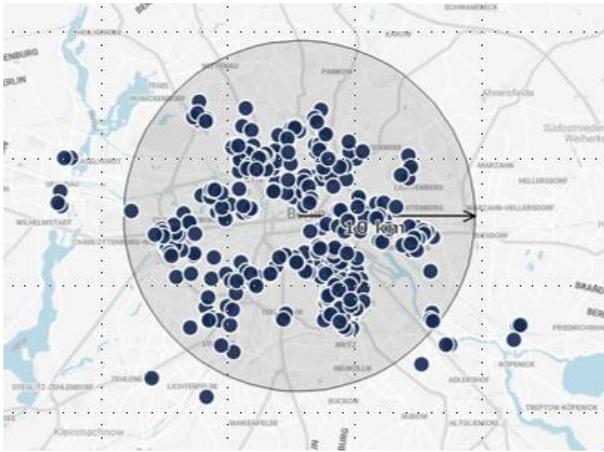


- 1) residential share: a residential property has more than fifty percent residential area
- 2) the total number of vacant apartments less the number of apartments due to renovation work or planned sales, in relation to the total number of apartments.
- 3) loan-to-value: Net Debt/Net Assets
- 4) ICR: Adjusted EBITDA/Net Interest Expenses, excluding realized value growth
- 5) walk score measures walkability from 0 to 100 based on walking routes to destinations such as grocery stores, schools, parks, and retail outlets, [www.walkscore.com](http://www.walkscore.com)

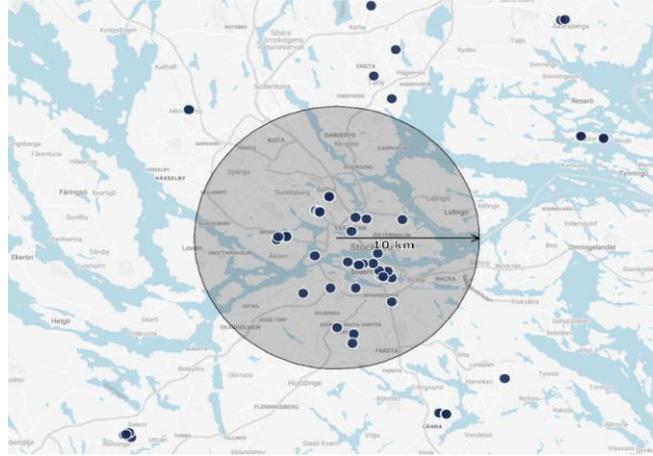
# focus on metropolitan cities with high population growth

central locations give low vacancy risk, diversification reduces risk even further

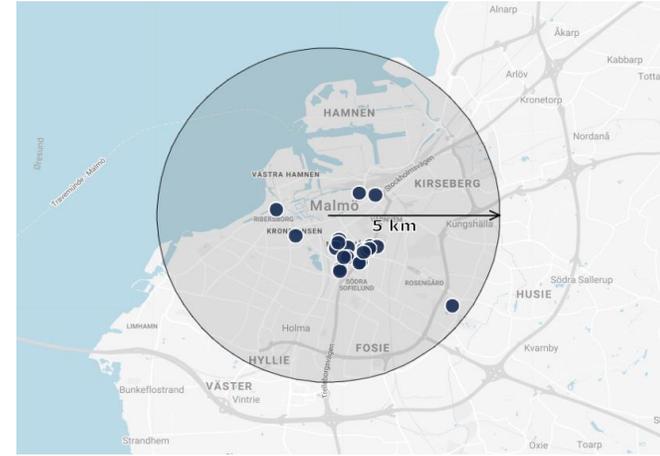
**Berlin** – walk score 91  
share of fair value – 27 percent



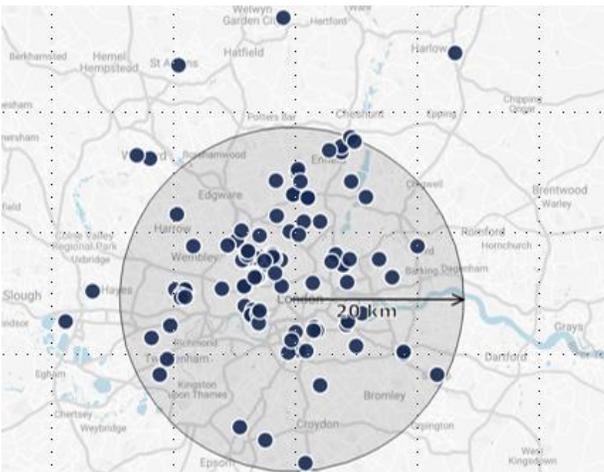
**Stockholm** – walk score 72  
share of fair value – 15 percent



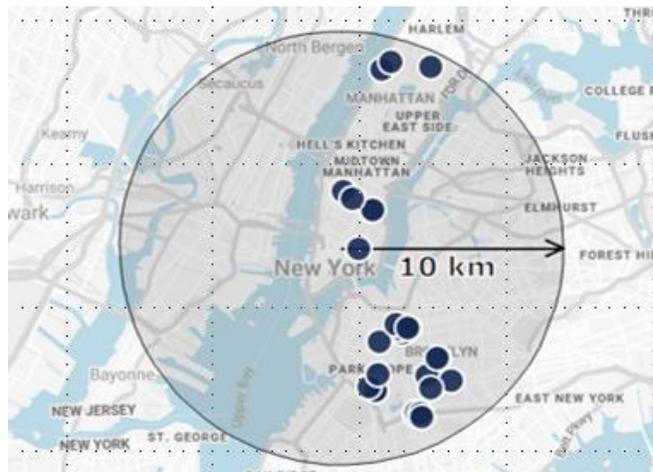
**Malmö** – walk score 91  
share of fair value – 9 percent



**London** – walk score 86  
share of fair value – 7 percent



**New York** – walk score 96  
share of fair value – 6 percent

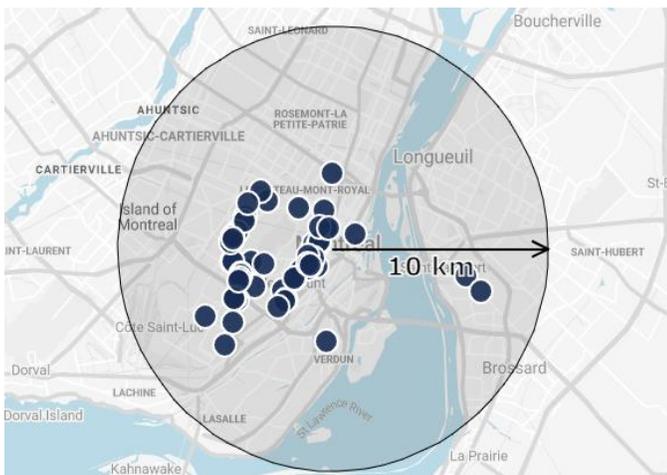


**Toronto** – walk score 77  
share of fair value – 7 percent

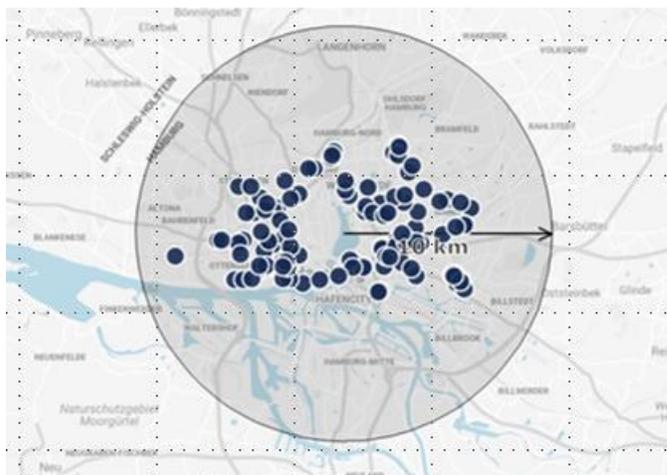


# focus on metropolitan cities with high population growth

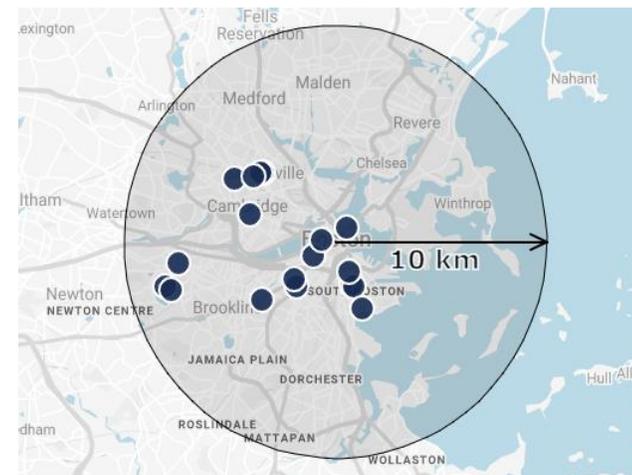
**Montreal** – walk score 83  
share of fair value – 7 percent



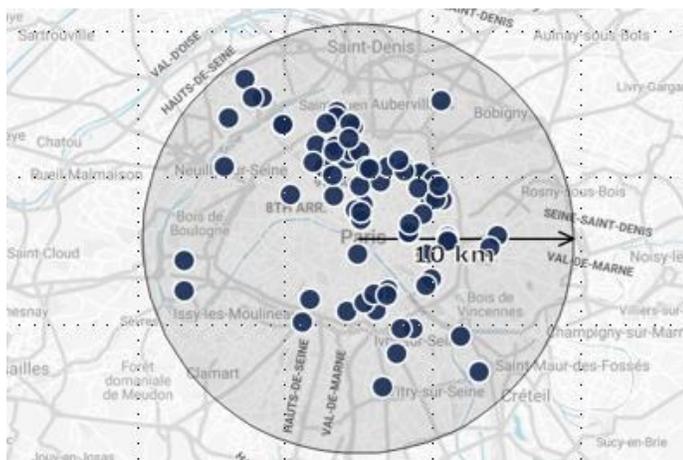
**Hamburg** – walk score 91  
share of fair value – 7 percent



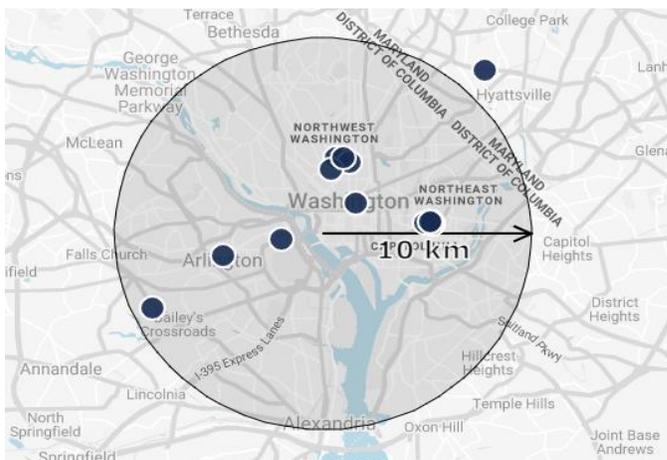
**Boston** – walk score 91  
share of fair value – 4 percent



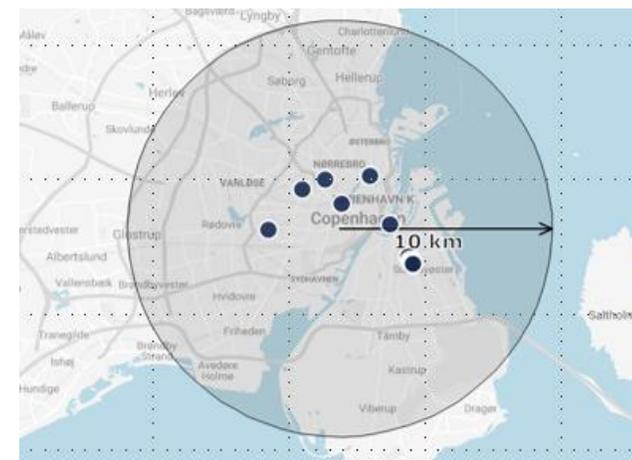
**Paris** – walk score 97  
share of fair value – 3 percent



**Washington D.C.** – walk score 90  
share of fair value – 5 percent



**Copenhagen** – walk score 95  
share of fair value – 3 percent



luxury: 0 %

A+ locations  
extraordinary buildings,  
extraordinary service



London  
Kensington

prime: 50%

A+ to B+ locations  
soulful, attractive  
buildings



Holländische Reihe  
Hamburg  
Ottensen

acquired 2008

mid: 36%

B+ to B locations  
regular buildings



Brettnacher Straße  
Berlin  
Zehlendorf

acquired 2007

entry: 14%

B to B- locations  
regular buildings,  
"Plattenbau"



Greta-Garbo-Straße  
Berlin  
Pankow

acquired 2013

discount: 0 %

C+ to C- locations  
"Plattenbau", socially  
challenging areas



Stockholm  
Fittja

prime 50 percent of portfolio



**Stockholm**  
Södermalm



**New York**  
Brooklyn



**Berlin**  
Schöneberg

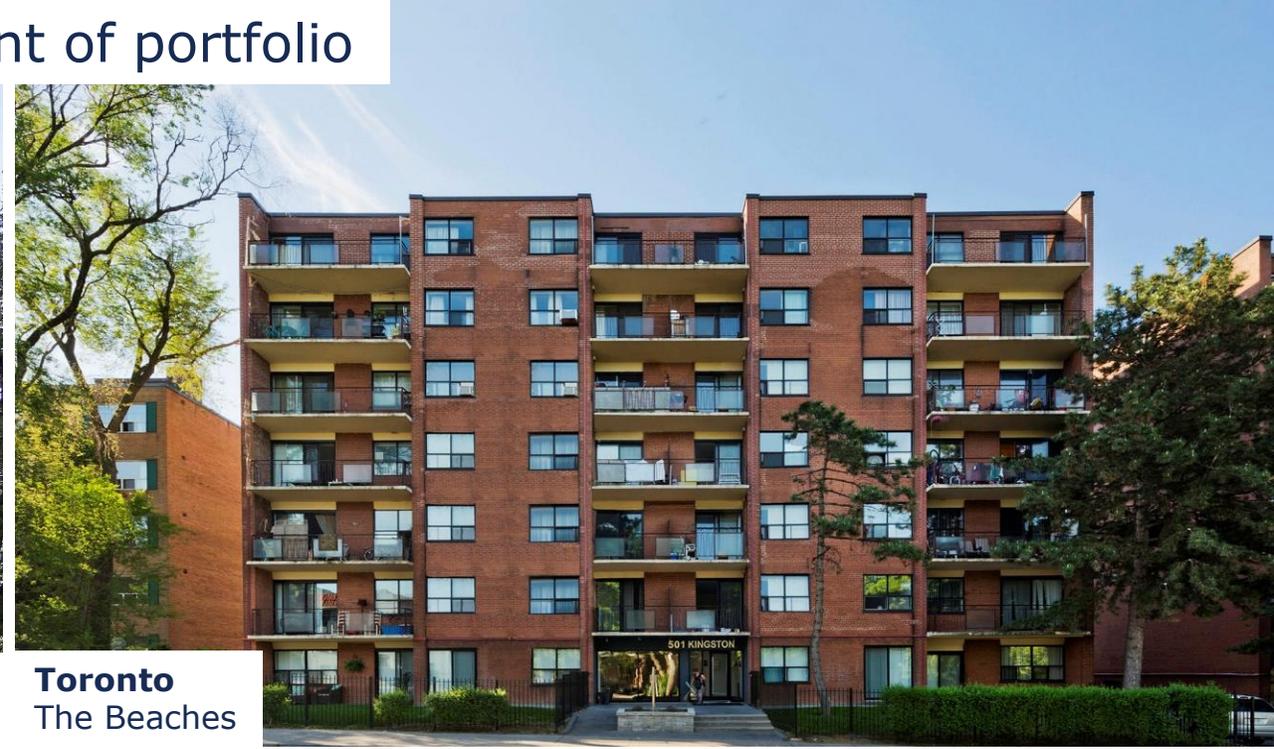


**Paris**  
5th District

mid 36 percent of portfolio



**Berlin**  
Wedding



**Toronto**  
The Beaches



**Hamburg**  
Horn



**London**  
Clapham

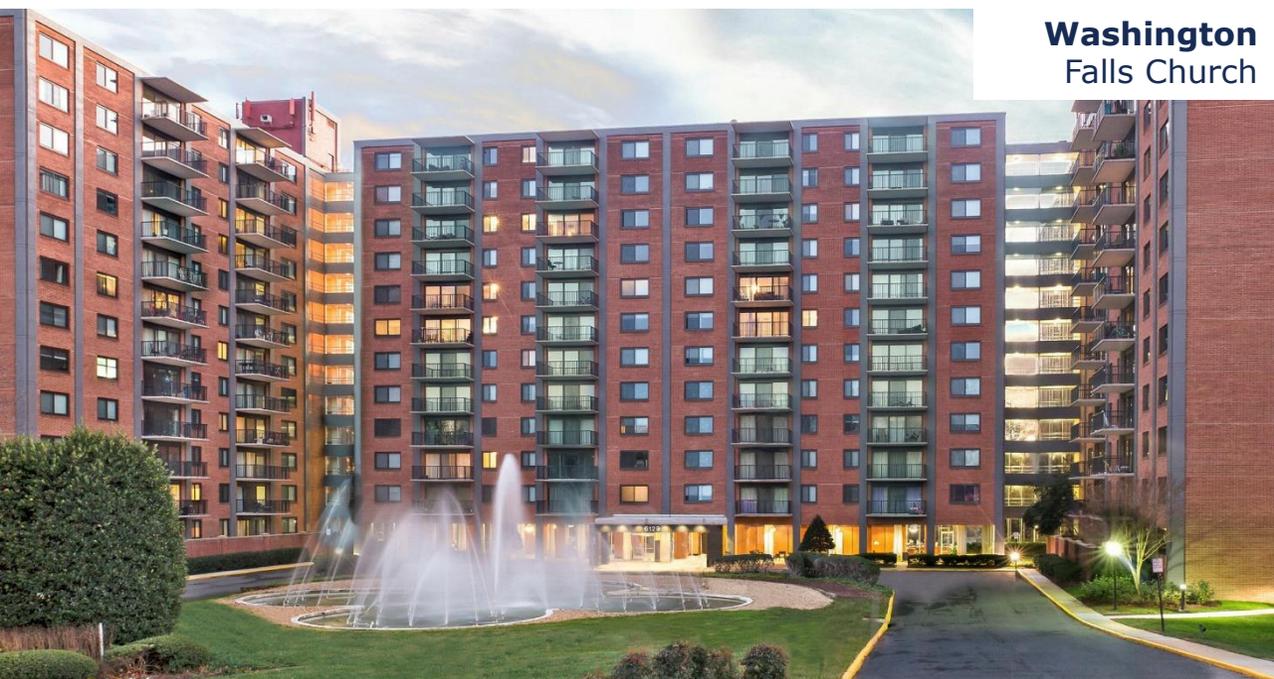
entry 14 percent of portfolio



**Berlin**  
Lichterfelde



**Stockholm**  
Åkersberga

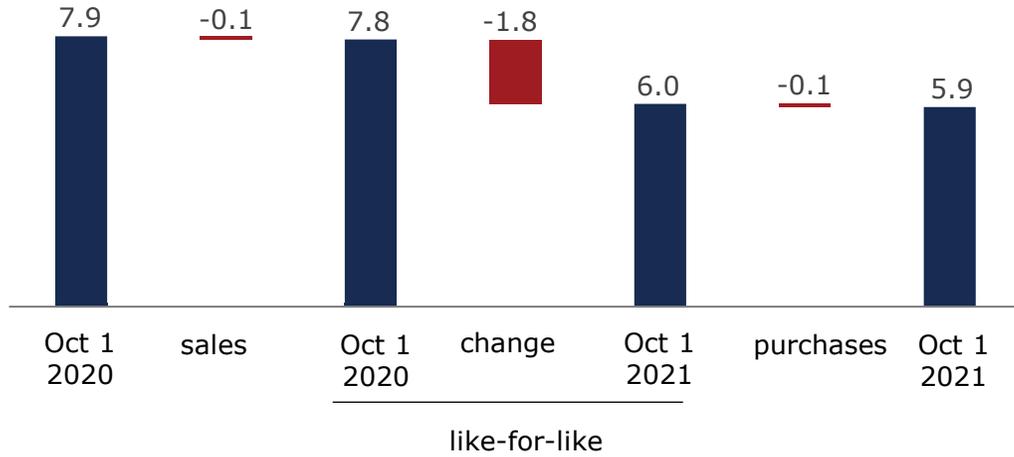


**Washington**  
Falls Church



**Malmö**  
Almgården

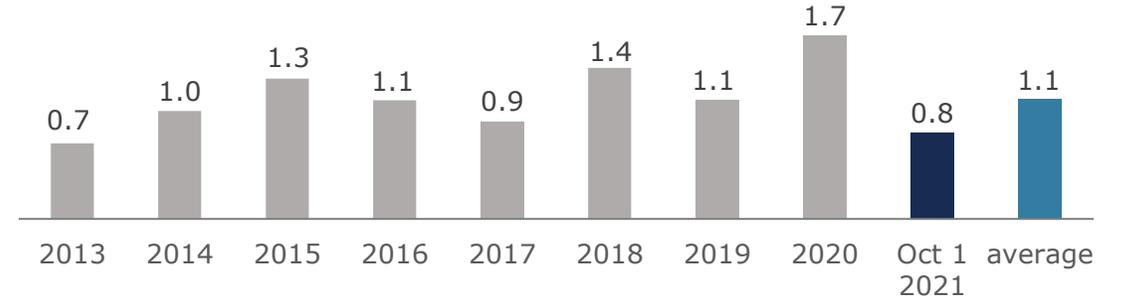
development vacancy  
percent



real vacancy 0.8 percent

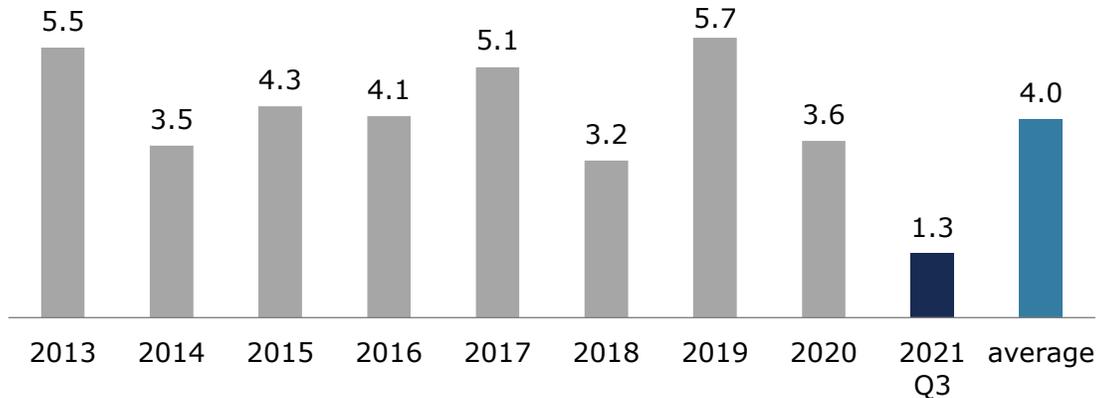
real vacancy excludes vacancy due to upgrades and disposals

percent



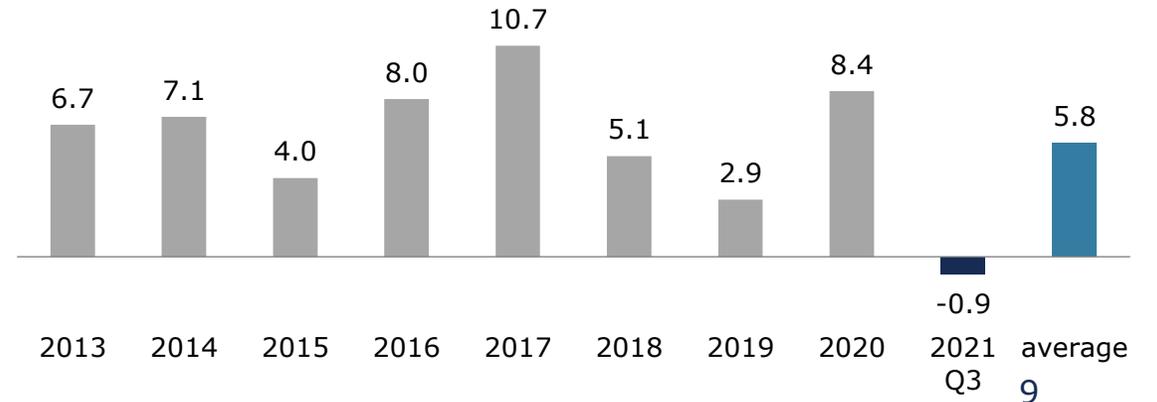
rental income growth 4.0 percent on average

like-for-like, percent



net operating income growth 5.8 percent on average

like-for-like, percent



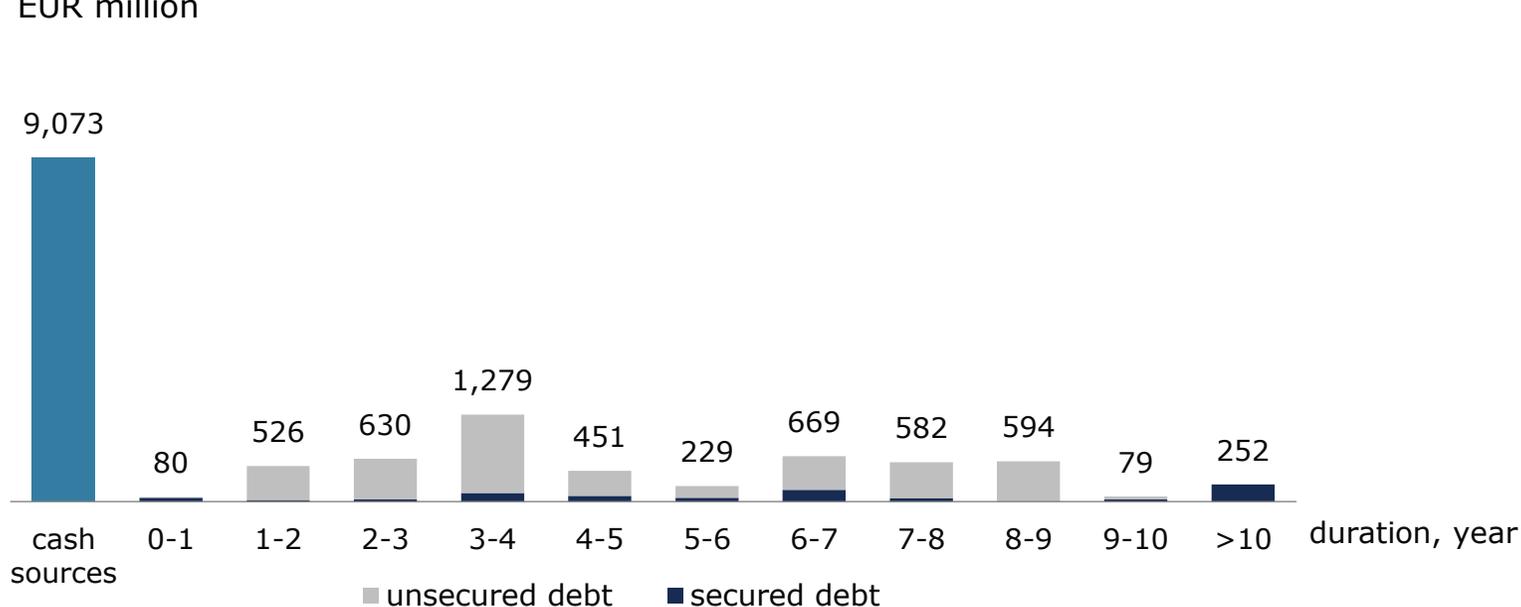
# funding overview as at 30<sup>th</sup> of September 2021

## diversified funding

- access to debt capital market through six bonds in EUR, one bond in GBP, six bonds in SEK and one private placement in USD
- two listed EUR 500 million hybrid bonds
- borrowings from 20 banks in five countries reduces the dependence of the financial strength of one individual bank or country

## debt maturity

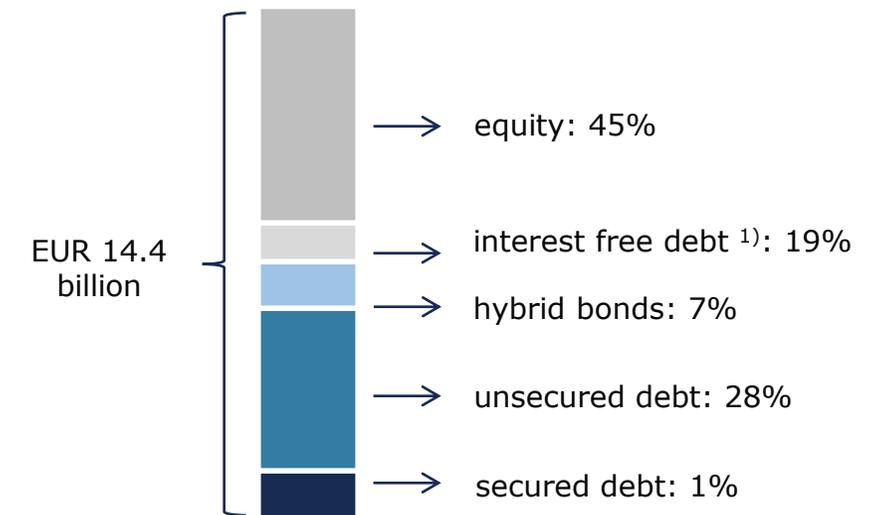
EUR million



## financing

- loan-to-value 37 percent
- average interest rate of 1.72 percent
- debt maturity 5.8 years
- adjusted unencumbered asset ratio 239 percent

## capital structure

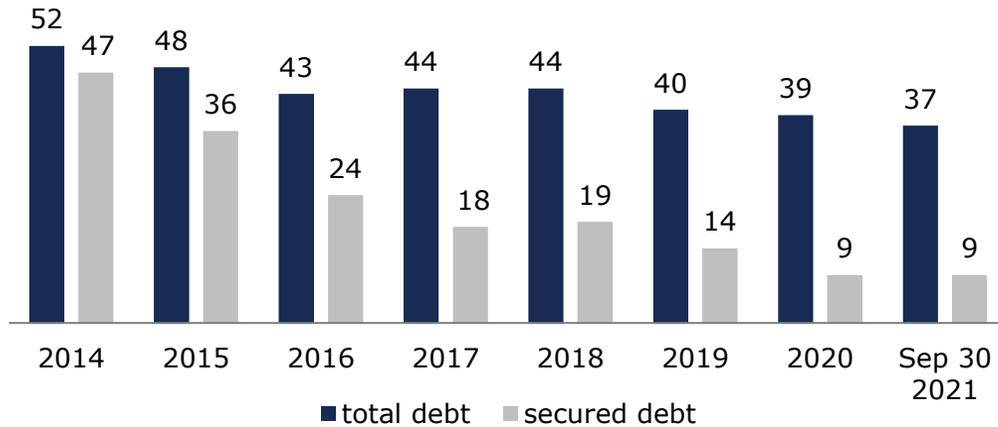


1) interest free debt: deferred tax, derivatives, other liabilities

# low financial risk through a conservative financial policy

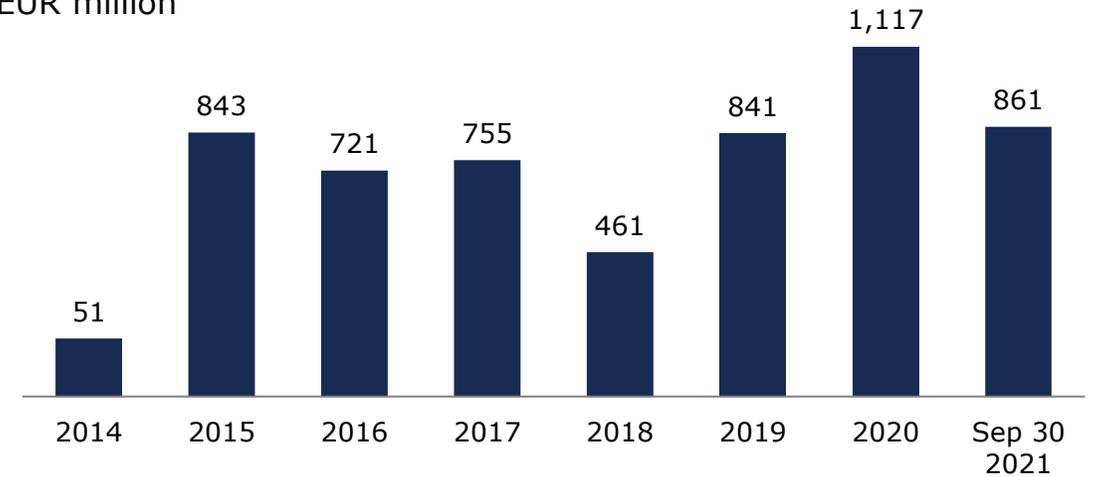
loan-to-value<sup>1)</sup>

percent

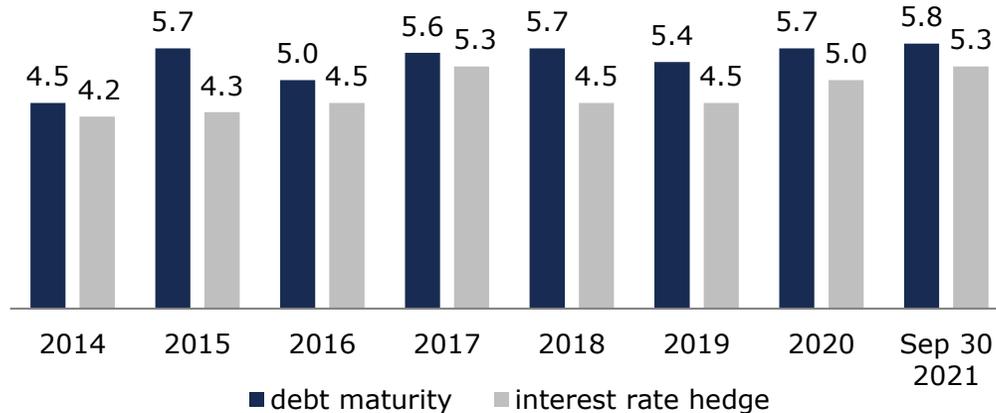


liquidity<sup>2)</sup>

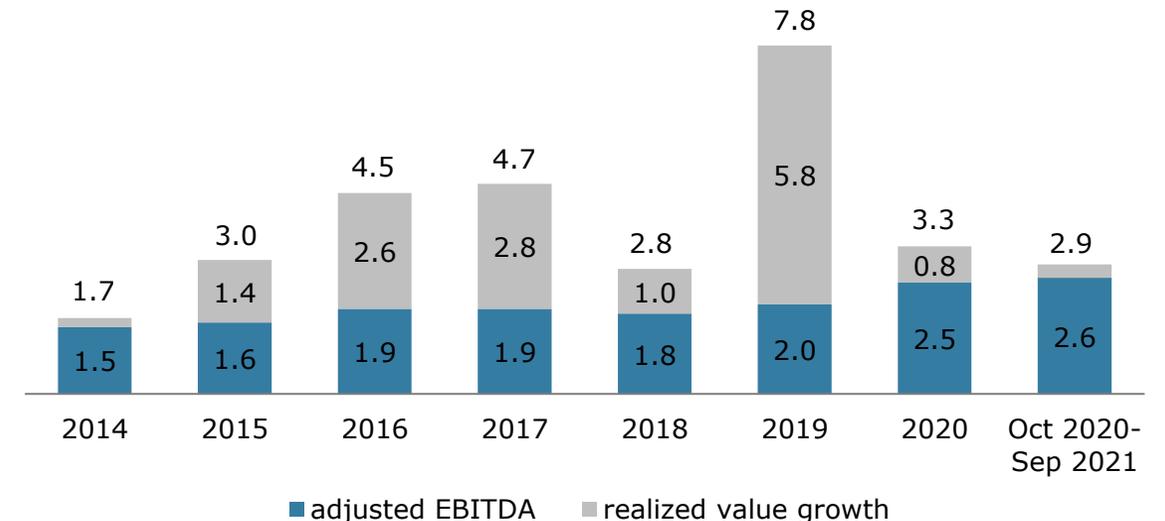
EUR million



average interest rate duration and capital tied-up, senior debt, years



interest coverage ratio 2.9

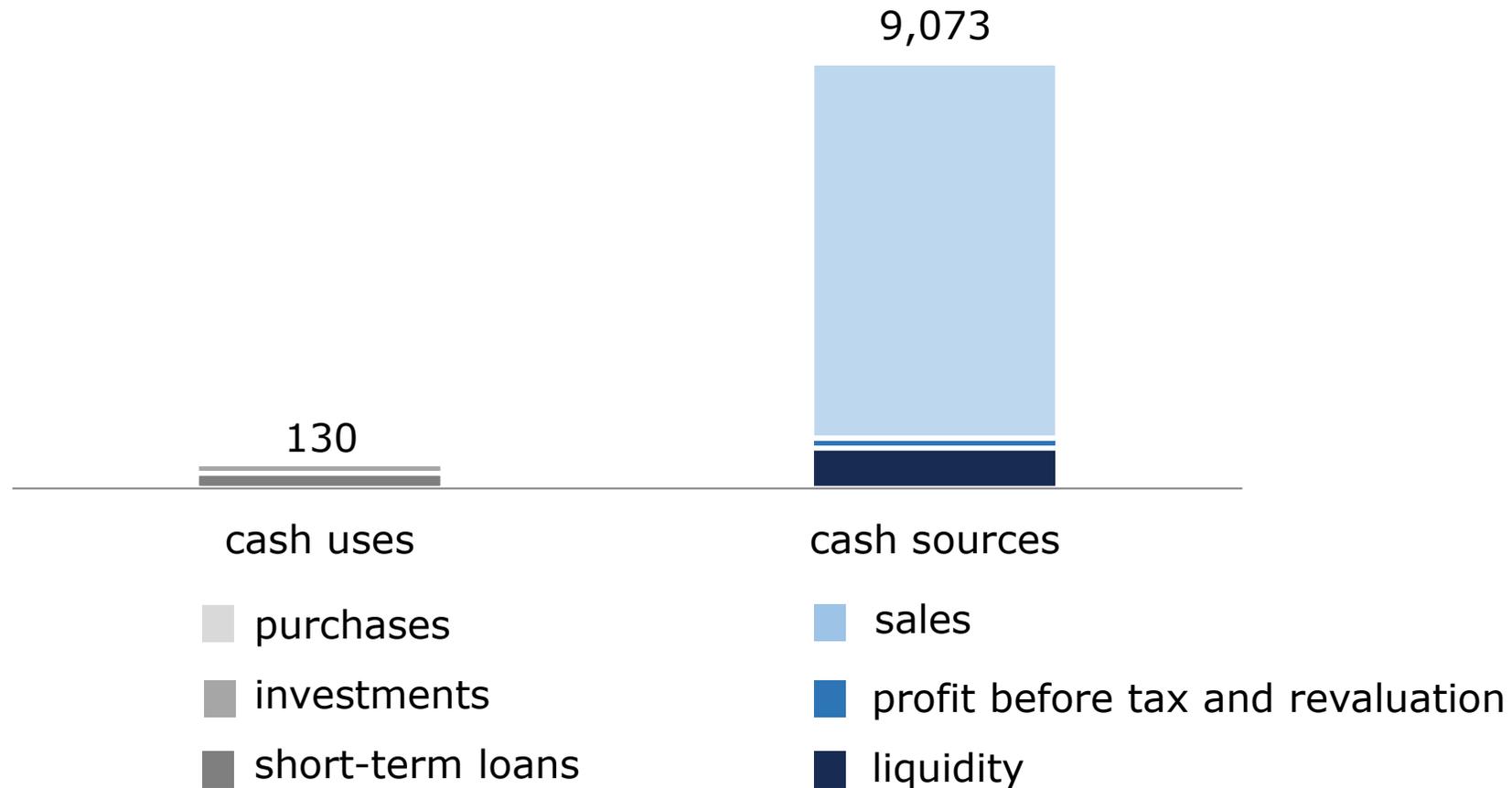


1) loan-to-value total loans = net debt to net assets. Loan-to-value secured loans = net secured debt to net assets

2) liquidity is cash and cash equivalent and unutilized but available credit facilities per 2021-09-30

# cash sources EUR 8,943 million larger than cash uses

EUR million



as at 2021-09-30

# financial policy and rating



	<b>policy</b>	<b>2021-09-30</b>
rating	min BBB	BBB
interest coverage ratio <sup>1)</sup>	min 2.0	2.6
loan-to-value	max 45 percent	37 percent
secured loan-to-value	max 25 percent	9 percent
adjusted unencumbered asset ratio	min 150 percent	239 percent
liquidity, EUR million	300	861
cash sources to cash uses	min 1.0	70.0

1) excluding realized value growth



business risk	<i>better end of</i> Strong
financial risk	significant
issuer rating	BBB, negative outlook
senior unsecured	BBB
hybrid bonds	BB+



issuer rating	BBB, stable outlook
senior unsecured	BBB+
hybrid bonds	BBB-

**safety first**